

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Forrester Park Grove,  
Edinburgh, EH12

214590373

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Forrester Park Grove, Edinburgh, EH12

Get instant cash flow of **£800** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,120** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

Don't miss out on this fantastic investment opportunity...



Forrester Park Grove,  
Edinburgh, EH12

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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Lounge**

**Large Kitchen**

**Factor Fees: Freehold**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £800**

**Market Rent: £1,120**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 150,000.00

25% Deposit	<b>£37,500.00</b>
Stamp Duty ADS @ 6%	<b>[Field - Stamp Duty ADS @ 6%]</b>
LBTT Charge	<b>£100</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£50,600.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,120

Returns Based on Rental Income	£800	£1,120
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£80.00	£112.00
<b>Total Monthly Costs</b>	<b>£563.75</b>	<b>£595.75</b>
<b>Monthly Net Income</b>	<b>£236.25</b>	<b>£524.25</b>
<b>Annual Net Income</b>	<b>£2,835.00</b>	<b>£6,291.00</b>
<b>Net Return</b>	<b>5.60%</b>	<b>12.43%</b>

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



# Return **Stress Test** Analysis Report



## If the tenant was to leave and you missed 2 months of rental income

Annual Net Income      **£4,051.00**  
Adjusted To

Net Return                      **8.01%**

## If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income      **£4,041.00**  
Adjusted To

Net Return                      **7.99%**

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £149,000.



£149,000

## 2 bedroom ground floor flat for sale

+ Add to

Forrester Park Grove, Edinburgh, EH12

CURRENTLY ADVERTISED

SOLD STC

Marketed from 25 Oct 2024 by Purplebricks, covering Edinburgh



£145,000

## 2 bedroom flat for sale

+ Add to report

1D Forrester Park Grove, Edinburgh, EH12 9AL

CURRENTLY ADVERTISED

Marketed from 25 Jan 2025 by Neilsons Solicitors and Estate Agents, Edinburgh

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

**2 bedroom flat**

Broomhall, Edinburgh, EH12

**NO LONGER ADVERTISED**

Marketed from 1 Oct 2024 to 8 Oct 2024 (6 days) by OpenRent, London

+ Add to report



£1,350 pcm

**2 bedroom flat**

Broomhall, Edinburgh, EH12

**NO LONGER ADVERTISED**

Marketed from 9 Oct 2024 to 27 Oct 2024 (17 days) by OpenRent, London

+ Add to report

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Current term of tenancy: **2 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Forrester Park Grove, Edinburgh, EH12

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



**LETPROPERTY**